

MINUTES OF ADJOURNED REGULAR MEETINGS OF  
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY  
OF THE CITY OF CHULA VISTA

July 23, 2002

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 6:55 p.m. in the Council conference room, located in City Hall, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, Padilla, Rindone, Salas, and  
Chair/Mayor Horton

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, City Attorney  
Kaheny, and City Clerk Bigelow

CONSENT CALENDAR

With reference to Item #3, Council/Agencymember Rindone requested a memo from staff regarding whether or not there were any redevelopment regulations or restrictions on the number of times the imminent domain option could be extended.

1. APPROVAL OF MINUTES: June 18, 2002; June 20, 2002; June 25, 2002; June 26, 2002

Staff recommendation: Agency approve the minutes.

2. ORDINANCE NO. 2862, ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING CHAPTER 9.50 OF THE CHULA VISTA MUNICIPAL CODE RELATING TO MOBILEHOME PARK SPACE RENT REVIEW

On January 15, 2002, staff presented to Council a series of amendments to Chapter 9.50 of the City's Municipal Code, the Mobilehome Space Rent Review Ordinance. The proposed amendments addressed concerns regarding difficulties in implementing and administering the ordinance, increasing housing costs, the general safety and welfare of residents of mobilehome communities, provided clearer direction and definitions, and provided consistency with state mobilehome residency law. Testimony of many park residents supported the major proposed amendments, with the exception of eliminating vacancy control regulations. Council directed staff to work with representatives of park residents and park owners on the issue of vacancy control. The proposed amendments to the ordinance include alternative language to allow for an automatic rent increase upon change of ownership based upon a fixed percentage or a sliding scale. (Community Development Director)

Staff recommendation: Place the ordinance on second reading for adoption.

CONSENT CALENDAR (Continued)

3. AGENCY RESOLUTION NO. 1789, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING AND TRANSMITTING ITS REPORT TO THE CITY COUNCIL FOR THE PROPOSED FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SOUTHWEST REDEVELOPMENT PROJECT

The Southwest Redevelopment Plan was adopted on November 27, 1990 in order to improve deteriorated properties in the areas along Main Street, south Broadway, and south Third Avenue. Since its adoption, the Redevelopment Plan has permitted the use of eminent domain authority to acquire property within the Southwest Redevelopment Project Area. Pursuant to the California Community Redevelopment Law and the Redevelopment Plan, the Agency's eminent domain authority is restricted to an initial 12-year time period following the effective date of the ordinance adopting the Redevelopment Plan. The Redevelopment Plan's eminent domain authority is scheduled to expire on November 27, 2002. (Community Development Director)

Staff recommendation: Agency adopt the resolution.

4. RESOLUTION NO. 2002-267, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA DESIGNATING AN EXPANDED REDEVELOPMENT SURVEY AREA FOR STUDY PURPOSES PURSUANT TO PART 1 OF DIVISION 24 OF THE HEALTH AND SAFETY CODE

Council is studying the feasibility of expanding the redevelopment areas to include various commercial and industrial properties along Third Avenue, Broadway, the West Fairfield area, and the Lower Sweetwater River Valley. The West Fairfield and the Lower Sweetwater River Valley properties are not currently within the survey area. In order for these properties to be considered for redevelopment, the survey area needs to be expanded. (Director of Community Development)

Staff recommendation: Council adopt the resolution.

5. COUNCIL RESOLUTION NO. 2002-268 AND AGENCY RESOLUTION NO. 1790, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING A SALARY INCREASE FOR THE REDEVELOPMENT MANAGER POSITION IN THE COMMUNITY DEVELOPMENT DEPARTMENT TO ALIGN THE SALARY WITH THE ECONOMIC DEVELOPMENT MANAGER POSITION, AND AMENDING THE FISCAL YEAR 2002-2003 OPERATING BUDGETS TO IMPLEMENT SAME

The Community Development Department requested that the Human Resources Department conduct a classification analysis of the Redevelopment Manager position in light of elevated duties and responsibilities established for the position. Human Resources conducted a review of the incumbent's duties and responsibilities, as well as associated internal equity relationships. It was determined by Human Resources that findings did not support a reclassification but did support a salary increase of 5% to reflect an appropriate internal alignment of the Redevelopment Manager position with the Economic Development Manager position. (Director of Community Development)

Staff recommendation: Council/Agency adopt the resolution.

## CONSENT CALENDAR (Continued)

ACTION: Chair/Mayor Horton moved to approve staff recommendations and offered the Consent Calendar, headings read, texts waived. The motion carried 5-0.

## ORAL COMMUNICATIONS

There were none.

## OTHER BUSINESS

### 6. DIRECTOR'S REPORTS

There were none.

### 7. CHAIR/MAYOR REPORTS

There were none.

### 8. AGENCY/COUNCIL COMMENTS

There were none.

## CLOSED SESSION

### 9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR INSTRUCTIONS TO NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8

Property: Assessor Parcel Nos. 571-200-13, 14, 15, 36 and Parcel Map 17701 (approximately 2.555 acres located at 760 Broadway)

Negotiating Parties: Redevelopment Agency (Chris Salomone) and Chris Bitterlin and Tom Carter

Under Negotiation: Price and terms for disposition

ACTION: Direction was given to Counsel.

## ADJOURNMENT

At 9:15 p.m., Chair/Mayor Horton adjourned the meeting to a Regular Meeting of the Redevelopment Agency on August 6, 2002, at 4:00 p.m., immediately following the City Council meeting in the City Council Chambers.

Susan Bigelow, CMC, City Clerk